

# **Board of County Commissioners**

## **Division of Planning & Development**

### **Development Review**

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## **Development Review Committee Meeting** **December 13, 2004**

### **Members Present-**

Robbie Rogers-Director/Chairperson, Richard Helms-Development Coordinator, Skip Lukert-Building Official, Keith Hunter-Environmental Health, Becky Howard-Deputy Clerk, Mike Springstead-Springstead Engineering, Barry Ginn-Ginn Engineering, Dan Hickey-Fire Services, Dale Parrett-Public Works, Terry Neal-Attorney, Marie Keenum-911 Coordinator, and Alysia Akins-Secretary.

The meeting convened at 2:00 P.M.

### **Approval of Minutes-**

Mr. Helms made a motion to approve the minutes from December 6, 2004. Mrs. Keenum seconded the motion and the motion carried.

### **OLD BUSINESS-**

None

### **NEW BUSINESS-**

#### **Fairways at Rolling Hills/Phase 3 – Major Development – Engineering Review**

Troy Mitchell, Farner Barley and Associates, Inc., was present and requesting engineering approval to develop a 21-lot subdivision on 12.81 acres. There were no comments from the engineer, Mr. Ginn, except for the requirements for all regulatory agency permits. Mr. Parrett advised that all roads and cul-de-sacs need to be labeled as county roads.

Mr. Helms moved to approve the engineering plans, subject to all regulatory agency permits being obtained and all roads satisfying Public Works' comment. Mr. Ginn seconded the motion and the motion carried.

#### **Big Oaks Plaza – Major Development – Preliminary Review**

Mrs. Keenum moved to table this project until the end of the meeting in order to allow the project engineer time to arrive. Mr. Helms seconded the motion and the motion carried with Mr. Ginn opposing.

#### **VOS: Charter Middle School Gym Expansion – Major Development – Preliminary and Engineering Review**

Mr. Springstead moved to table due to the representative not being present. Motion died for lack of second since Mr. Head arrived.

Jeff Head, Farner Barley and Associates, Inc., was present and requesting preliminary and engineering approval to construct a 17,424 square foot gymnasium addition. Engineering comments were discussed and included: show handicapped route or drop-off area, concrete

retaining wall, show proposed parking, provide Southwest Florida Water Management District permits and any other regulatory agency permits. The only proposed entrance to the gymnasium is through the existing school. There is no exterior accessibility provided. Mr. Lukert stated all exits have to be handicapped accessible. Evening hour use of the gymnasium was discussed. It was determined the existing parking area would be sufficient for the proposed use of the gymnasium. Staff comments were discussed and included: building setbacks, exterior site lighting, removal of existing basketball courts and dumpster location. The site data in note #8 needs to be changed from Marion to Sumter. The existing basketball courts will be replaced with one court. Threshold structures withstanding hurricanes were discussed. Hardening requirements were discussed. Jim Sparks is the contact person regarding whether or not this building will be considered as a shelter. Mr. Lukert stated the elevated stage shown on the plans can be made handicapped accessible. The Building department's plan review staff needs to review these plans also.

Mr. Helms moved to table this project until additional information regarding the handicapped accessibility could be provided. Mr. Springstead seconded the motion and the motion carried.

#### **VOS: Unit 114 – Final Plat Review**

Bill Bowsky, Farner Barley and Associates, Inc., was present and requesting final plat approval to develop a 127-unit subdivision. Staff and surveyor comments had been received. It was determined the dedication was worded properly. The easements shown on the plat that are not reflected on the engineering plans will be shown on the updated engineering plans. Staff has not seen the updated plans will need to be submitted prior to final plat approval.

Mr. Helms moved to table the project pending the approval of the updated engineering plans. Mr. Springstead seconded the motion and the motion carried.

Mr. Springstead and Mr. Hickey excused themselves at 2:30 PM.

#### **Big Oaks Plaza – Major Development – Preliminary Review**

Mr. Ginn moved to remove this project from the table. Mr. Lukert seconded the motion and the motion carried.

Attorney Neal informed the Committee due to her representation of the property owner, Corky Smallwood, she had to declare a conflict of interest. Bennett Walling, Walling Engineering, Inc., was present and requesting preliminary approval to develop 5 lots for commercial use. The property to the east of the project property will be given back to the previous property owner by the County. Staff comments were discussed. There will be reasonable access provided by an easement. The proposed drainage area was discussed. Memorandum of Agreement and Property Owner Association paperwork is needed. If the development is platted, a MOA is not required. Inverted crowns were discussed. Access should not be a problem when platted. The conservation easement and drainage retention area can be shown as tracts on the plat. The site lighting plan is being prepared. A traffic impact study will be submitted within a couple of weeks. The need for accel/decel lanes was discussed. Proposed concepts for the property includes a Jiffy Lube, carpet store and rental space. A shared access agreement with Brent McRae needs to be provided with the final engineering plans. The proposed driveway distances along C-466 are approximately 120' shy of the requirement. A variance request for this will need to be noted on the plans. Mr. Parrett stated Public Works is not in favor of the driveway proposed in the center of the project. The applicant can label that driveway as an exit only. Plans need to be labeled as preliminary plans. Surrounding property information should be included. Screening requirements were discussed. The Villages will provide water and sewer to the project.

Florida Power will supply the electric. An endangered species survey is not needed since the site is nothing but dirt. A clearance letter is needed from the Division of Historical Resources. Engineering comments were discussed and included: flood plain information, supporting calculations, regulatory agency permits and setbacks. A separate application will be submitted for the driveway. The building separation is proposed at 15 feet, but the lot line setback requirement is 15 feet. Although Planned Commercial zoning does allow flexibility in setbacks. The water supply will be in the front, with the sewer in the rear. There will be no rear access. There will be shrubs and grass strips between the buildings. There will be doors and sidewalks in the rear of the buildings. Fire hydrant accessibility was discussed. There will be ten feet from the back of the building to the fence. The location of the proposed sign needs to be labeled on the plans.

Mr. Helms made a motion to table this project in order for the applicant to submit revised plans addressing all comments. Comments that need to be addressed are the following: variance for the exit only connection, traffic impact study for the accel/decel lanes, site lighting, screening requirements along the southern boundary and easement access. Mr. Ginn seconded the motion and the motion carried.

*The next meeting is scheduled for December 20, 2004.*

Mr. Helms made a motion to adjourn. Mrs. Keenum seconded the motion and the motion carried. The meeting adjourned at 3:10 PM.